

MINUTES ~ November 8, 2005

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 7:00 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mrs. I. Lorraine O'Connors of Glocester, Mr. William Abt of Foster, Mr. Dennis Chretien of Foster, Mrs. Patti Fountain of Foster and Mr. Warren Ducharme of Foster. Mr. George Jacques of Glocester joined the meeting at 7:10 PM. Mr. Raymond Fogarty of Glocester was absent.

3. Forestry Services Proposal for Middle School Site

Mr. Laramie reported that Mr. Bruce Payton has walked the middle school property and produced an outline of the scope of services for foresting the property. Mr. Marc Tremblay, a forester who does some work for the Town of Glocester, submitted a proposal for his services regarding the sale of timber. His services for 3 days at \$300 per day would include:

- Provide a 100% inventory of all saw timber within the area to be cleared, and an estimated cordwood and pulpwood volume;
- Prepare a sale prospectus, and solicit bids from qualified timber buyers;
- Provide the committee with assistance, if needed, in preparing the harvest contract, filing the Intent to Cut Notification with the RI DEM, Division of Forest Environment, and monitoring the harvest for proper execution of the contract and its specifications, for the term of the contract.

Mrs. O'Connors moved and Mr. Ducharme seconded acceptance of the proposal from Mr. Tremblay with the amount not to exceed the stipulated amount of \$900. So voted, 7-0.

4. Proposal for Construction Management Services

Mr. Laramie reported that members of the A&E committee interviewed the two candidates who submitted appropriate bids for the CM RFP. The sub-committee unanimously selected H.V. Collins. Mr. Abt explained the CM selection process as follows: in July a mandatory pre-proposal conference was held at which five construction managers attended. To attract more interest to the project, the committee extended the date for the CM RFP submission. Two proposals were received, one from Gilbane and the other from HV Collins. Mr. Abt reported that both proposals were acceptable and either firm was capable of doing the work. The bid was awarded to the lowest bidder, HV Collins.

Mr. Abt moved and Mr. Ducharme seconded that:

The Foster Gloucester Regional Building Committee enter into Agreement with H.V. Collins Company, 99 Gano Street, Providence, Rhode Island, to provide Construction Management Services at Risk as described in the *Request For Proposals, dated July 13, 2005* as issued by the Building Committee.

The Form of Agreement shall be AIA Document A121-CMc, 2003 edition, *Standard Form of Agreement Between Owner and Construction Manager Where the Construction Manager is also the Constructor*. The total cost of services shall be:

Lump Sum of \$44,333 for Preconstruction Services through GMP for the middle school;

Lump Sum of \$60,588 for Preconstruction Services through GMP for the high school;

Lump sum of \$633,829 for General Conditions for the middle school;

Lump sum of \$698,076 for General Conditions for the high school (based on the negotiated and reduced length of the project);

3% of "Construction Cost" for both projects as the Fee;

and,

\$214,790 for CM Payment and Performance Bond Cost.

Preconstruction Services, General Conditions and Construction Cost shall be as outlined in the RFP, Appendix "B", and as described in the Contract.

Further terms and conditions shall be based upon the information submitted in the proposal and attached to this motion as reference.

The Chairman of the Building Committee is instructed to issue a letter of intent and undertake necessary negotiations to complete the formal agreement.

So voted, 7-0.

Mr. Laramie introduced the members of the H.V. Collins team who were in attendance at the meeting: Mr. Patrick Collins, Mr. Mike Dalio, and Mr. Ed Hadfield.

5. High School EdSpec

Mrs. O'Connors moved and Mrs. Fountain seconded acceptance of the Educational Specifications for Ponaganset High School Renovation and Expansion Project noting that the document is a working document and changes can be made throughout the building process. So voted, 6-0 (Mr. Ducharme was not present for the vote).

6. Architects' Presentation

Middle School – Elevations and Landscaping

Mr. Laramie informed the committee that he and members of the design team met with the planning board last night (Monday November 7th). Due to the length of the meeting the planning board did not continue with the development plan review, they only acted on recommending approval of the special use permit for the middle school property. November 16th is the zoning board hearing however, Mr. Laramie informed the committee that there may be a problem with getting a quorum due to scheduling conflicts. The next item to come before the planning board is the architectural plans, landscaping plans and all things going on the site such as signs.

Mr. Michael Weremay informed the committee that the landscaping for the new middle school will be designed to keep the area as rustic and rural as possible. The landscaping plans so far include low maintenance trees strategically placed around the property, the use of retaining walls around the main entrance in the front and the rear entrance where there are changes in the grading, an area near the rear entrance will be paved for an outdoor basketball court, the retention area in the back will be a natural formation and trees will be placed around the area to shield the retention pond. In response to questions regarding the athletic fields, Mr. Weremay informed the committee that the playing fields will be leveled and grassed to meet the minimum requirements but the development of the fields is not part of the services.

Mr. Mark Humphreys reported to the committee that the middle school floor plan has remained essentially the same as the last meeting with a few exceptions. The academic wing has been moved forward slightly for better access to the open area and an area to the left of the administration wing has been identified as a possible addition of the Superintendent's office. Mr. Humphreys reviewed the roof plans and showed drawings with two options for the front entrance. One option shows a tower at the main entrance and the other option shows a more porch like roof across the front of the building at the administrative wing. Mr. Humphreys also discussed the exterior of the building, the plans currently show a masonry base with the metal building concept.

During the discussion of the plans, some committee members spoke in favor of the porch like roof entrance in keeping with the rural look of the school.

Mr. Jacques questioned the proposed addition of the Superintendent's office as this was the first time the drawings showed this addition. The committee and Dr. Cirillo explained that the final location has not been determined, the drawings are just showing a possible location.

Mrs. O'Connors moved and Mr. Chretien seconded approval for the architects to continue in the direction they are going and to present the landscape and elevation plans to the planning board. So voted, 6-0 (Mr. Ducharme was not present for the vote).

High School – Options, Budget discussion

Mr. Alex Ziemba informed the committee that the plan for the high school is to maintain as much of the existing structure as possible. Two secure entrances will be maintained, one in the South building and one in the North building near the gymnasium. The ring road in the front of the current high school will be removed and made a drop off area. The parking spaces will be increased from the current number of 262 to 421 spaces. Additions to the facilities include the main entrance/lobby area, the bridge structure and a field house facility. The building can accommodate 1,400 students however remodeling is being done to accommodate only 1,100 to be split between the North and South buildings. The North building will house the 9th and 10th graders with the South building for 11th and 12th graders. Common areas for all students will be on the first floor of the South building. The lobby near the gymnasium area in the North building can be used for night time activities and this section of the building will be secured from the rest of the building.

The floor plan shows a common area for the lockers rather than having lockers throughout the building. Mr. Jacques discussed his concern with the common locker area saying that he believes the area is too small to accommodate all the students at once. Mr. Laramie explained that members of the committee and design team visited schools which have this type of locker area and received positive feedback from the administration. Mr.

Laramie informed Mr. Jacques and other concerned audience members that this situation will be researched further.

Mr. Jacques voiced his concern that the proposed plans show that the size of the field house has been reduced from the original plans. Although a full field house is being shown on the plans only, 13K square feet are shown being finished with an additional 6K square feet shown as future expansion. Mr. Laramie and Mr. Abt informed Mr. Jacques that final decisions have not yet been made, however given the budget constraints certain areas will need to be reduced.

Mr. Weremay questioned the committee on how important the landscaping will be and what type of look they expect. The discussion revolved around emphasizing the core center, shielding the North and South buildings, keeping as much green space around the buildings and treating the wetlands more naturally. Mr. Laramie also noted that an outdoor area for senior privileges has also been requested.

Mr. Ziemba informed the committee that Mr. Tom Bryda from the Maguire Group has done an initial walk through of the building to get a sense of what needs repairs or replacement. Mr. Bryda discussed some of his initial findings. The boilers are at the end of their useful life and need to be replaced to accommodate the whole system, the electric heating equipment is old and if the budget allows should be replaced, the entire electric switchboard is overloaded and unsafe and the main transformer station is 50 years old and in very bad condition. Mr. Bryda also informed the committee that there may be an issue with the proposed bridge addition between the two buildings. The location of the bridge is below utility lines and this is generally not acceptable. Wiring may need to be run underground or the bridge would have to be moved. Mr. Bryda will present his full recommendations to the A&E sub-committee at a meeting to be held on November 22nd at 7:00 PM in the PHS library.

Mr. Rick Sparks and Mr. Bryda discussed the possibility of using an ESCO for some funding of the deferred maintenance costs. The committee agreed that this is something that should go before the school committee as soon as possible before budget time. Mrs. Fountain agreed to work with the school committee to get this issue on the agenda..

7. Sub-Committee Reports

A. Energy

Mr. Sparks informed the committee that he met with the RI Renewable Energy Board and was told that the proposed biomass system for this project is not eligible for funding under their program. The proposed system would not generate energy which is one of their requirements for funding. Mr. Sparks expressed his disappointment with the decision and is looking into other programs which could offer grant assistance to this project. The committee thanked Mr. Sparks and Mr. Payton for all their efforts on this portion of the project.

B. Finance

Mr. Steve Winsor distributed the year to date financial activity report showing a balance of \$8.4M in the money market account, \$11K in the checking account and \$104K of interest earned. Mr. Winsor informed the committee that the major expenditure from the account this month was \$113K to Aharonian & Associates. Mrs. O'Connors moved and Mr. Jacques seconded acceptance of the treasurer's report as presented. So voted, 7-0.

8. Approval of Minutes: September 14, 2005 Meeting

Mrs. O'Connors moved and Mr. Abt seconded that the minutes of the October 11, 2005 meeting be accepted as presented. So voted, 7-0.

9. Adjournment

Mrs. O'Connors moved and Mrs. Fountain seconded that the meeting be adjourned at 9:50 PM. So voted, 7-0.

The next regular meeting of the building committee will be December 13th at 7:00PM in the high school library.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, December 13, 2005